

**GOVERNMENT RELEASE RECORDING  
FEES REQUESTED  
PURSUANT TO GC §27361.3 AND  
WHEN RECORDED RETURN TO:**

County of Sonoma  
Permit Resources Management Department  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
Attn.: Alex Rosas

**2024015913**

Official Records Of Sonoma County  
Deva Marie Proto

04/15/2024 11:28 AM  
Fee: \$ 20.00 3 Pages



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Not Compared with Original

**QUITCLAIM DEED AND RELEASE AND TERMINATION OF EASEMENTS**

**WHEREAS**, the California State Water Resources Control Board (SWRCB) has adopted an onsite wastewater treatment system (OWTS) policy, that exempts septic users from obtaining permits (known as Waste Discharge Requirements) from the Regional Water Quality Control Board(s) if the standards in the policy are met.

**WHEREAS**, historically, Regional Water Quality Control Boards required Sonoma County to adhere to regional Basin Plans as part of the county's OWTS permitting program. In turn, Regional Basin Plans required Sonoma County to inspect and monitor all non-standard OWTS and any OWTS that utilized supplemental treatment. To comply with the Basin Plan requirements, Sonoma County adopted Article II of Chapter 24 which previously required property owners to obtain operational permits (OPR), in addition to the OWTS permit for the system itself, that allow the county to inspect and monitor non-standard OWTS and any OWTS that utilized supplemental treatment. In conformance with Chapter 24, the County had obtained monitoring easements on all of these properties through the permitting process.

**WHEREAS**, the SWRCB OWTS Policy is now in effect statewide and supersedes the old regional requirements. Section 9.4.6 of the OWTS Policy now requires local agencies, like Sonoma County, to monitor or inspect only OWTS utilizing supplemental treatment. To align local requirements with the revised State requirements, the County revised Chapter 24 to only require OPR's for OWTS utilizing supplemental treatment, and to only require monitoring easements for parcels with supplemental treatment.

**WHEREAS**, at the request of the property owners listed below, the County wishes to quitclaim to the respective owners the listed easements, and terminate and release any interest in each of the respective easements. These properties do not require supplemental treatment.

**WHEREAS**, some of these easements may have scrivener errors whereby agents of Sonoma County failed to fill out the monitoring easement correctly. Notwithstanding any scrivener errors, Sonoma County was the intended beneficiary of each of these listed easements, and each of the easements was recorded pursuant to Chapter 24 of the County Code.

**NOW, THEREFORE, BY THIS QUITCLAIM DEED**, Sonoma County as **GRANTOR**, does hereby remove, release, and forever quitclaim all right, title, and interest created under each of these easements, to the respective **GRANTEES** below:

	Grantee	Recorder Number	Recording Date

OPR04-3876	PETER MICHAEL WINERY	2006032401	03/20/2006
OPR05-4064	MICHAEL J MARIANI AND ANNA V MARIANI	2005095508	07/05/2005
OPR05-4167	CARRIGER FARMS LLC	2005147071	10/03/2005
OPR05-4177	IRVING WEIMAN AND DOLORES WEIMAN	2006092852	07/27/2006
OPR05-4226	GIA T VENNES AND ROBERT L VENNES	2006194186	07/31/2006
OPR05-4245	BARBARA W WONG AND RODERICK A WONG AS TRUSTEES OF THE WONG FAMILY TRUST	2006031651	03/17/2006
OPR05-4276	DANIEL J CHRISTENSEN TRUSTEE OF THE DANIEL J CHRISTENSEN REVOCABLE TRUST	2006124665	10/10/2006
OPR06-4369	ANDREA TENCER	2006124568	10/09/2006
OPR07-4428	THOMAS J CONRAD TRUSTEE OF THE THOMAS J CONRAD LIVING TRUST	2007087287	08/06/2007
OPR07-4465	EDGARDO R RABARA AND LIGAYA M RABARA AS TRUSTEES OF THE EDGARDO R RABARA AND LIGAYA M RABARA LIVING TRUST	2007073544	06/29/2007
OPR07-4539	GLENN BERGER AND ADDIE E MULLENNIX AS CO-TRUSTEES OF THE BERGER-MULLINEX FAMILY TRUST	2008109087	12/10/2008
OPR07-4544	THEODOROS D PAPAGEORGACOPOULOS	2007131866	12/17/2007
OPR08-4687	PINNACLE EQUESTRIAN LLC	2008109089	12/10/2008
OPR09-4744	DEAN A ROMAN AND TAMMY ROMAN	2009089137	09/14/2009
OPR10-4855	CHRISTOPHER W SANDERS AND MICHELLE A SANDERS AS TRUSTEES OF THE SANDERS FAMILY TRUST	2010036458	05/03/2010
OPR10-4863	AMIZADE FAZENDA LLC	2010087341	10/11/2010
OPR10-4873	JAMES GARVISCH AND AYN GARVISCH AS TRUSTEES OF THE AYN MASSON GARVISCH AND JAMES FREDERICK ALLEN GARVISCH REVOCABLE TRUST	2010080704	09/22/2010

IN WITNESS WHEREOF, the Director of the Permit Resources Management Department has, pursuant to County Code section 24-3, executed this instrument on this 15<sup>th</sup> day of APR, 2024.

COUNTY OF SONOMA, a political subdivision of the State of California

By: Tennis Wick  
Tennis Wick  
Director

Dated: 15 APR 24

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SONOMA )

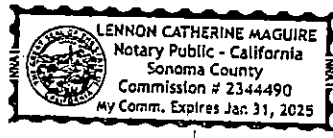
On 4/15/2024 before me, Lennon Catherine Maguire Notary Public,

personally appeared Tennis Wick, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Lennon Catherine Maguire  
SIGNATURE OF NOTARY PUBLIC





**OPERATIONAL PERMIT (OPR) EASEMENT QUIT CLAIM REQUEST**

**WLS-052**

**Purpose:** Property owners who would like to remove their easement because they are no longer in the OPR Program must complete this Easement Quit Claim Request form. After completion of this form, Adobe Sign will send an email with a link to confirm your submission to the address provided. Remember to click the link to finish the process. To print and mail this form instead, instructions are at the bottom of the page. Questions may be sent to:

[PermitSonoma-OPR@sonoma-county.org](mailto:PermitSonoma-OPR@sonoma-county.org)

OPR Number OPR05-4245 Assessor's Parcel Number (APN) 109-410-030  
 Site Address 22123 RUOFF DR, JENNER CA 95450  
 Owner Name BARBARA and RODERICK WONG  
 Owner Email roderick.a.wong@gmail.com Phone 4086749573  
 Document Number of the originally recorded easement\*\* 2006031651

Attach or provide a copy of Exhibit A – the legal description of the parcel\*\*\*



How do you prefer to receive the invoice?  Email  Mail

I authorize Permit Sonoma to assess the service fee (0379) for the easement release process. During fiscal year 2023-2024, the fee is \$358.

Owner Signature   
Roderick A. Wong (Jun 25, 2023 14:45 PDT)

Once written authorization is received, the fee will be assessed to the permit and an invoice will be emailed or mailed to the owner for payment.

\*\*This information can be found at the Sonoma County Recorder's office or by running a title search on the parcel.

\*\*\* You can find Exhibit A on your grant deed, which can be found on the Sonoma County Recorder's Office or you can get a title report from a title company/real estate agent.

While a digital submission will ensure your quit claim is processed as quickly as possible, if you prefer, you can also print and mail this form instead. You can send it to:

OPR Quit Claim  
Permit Sonoma  
2550 Ventura Avenue,  
Santa Rosa, CA 95403